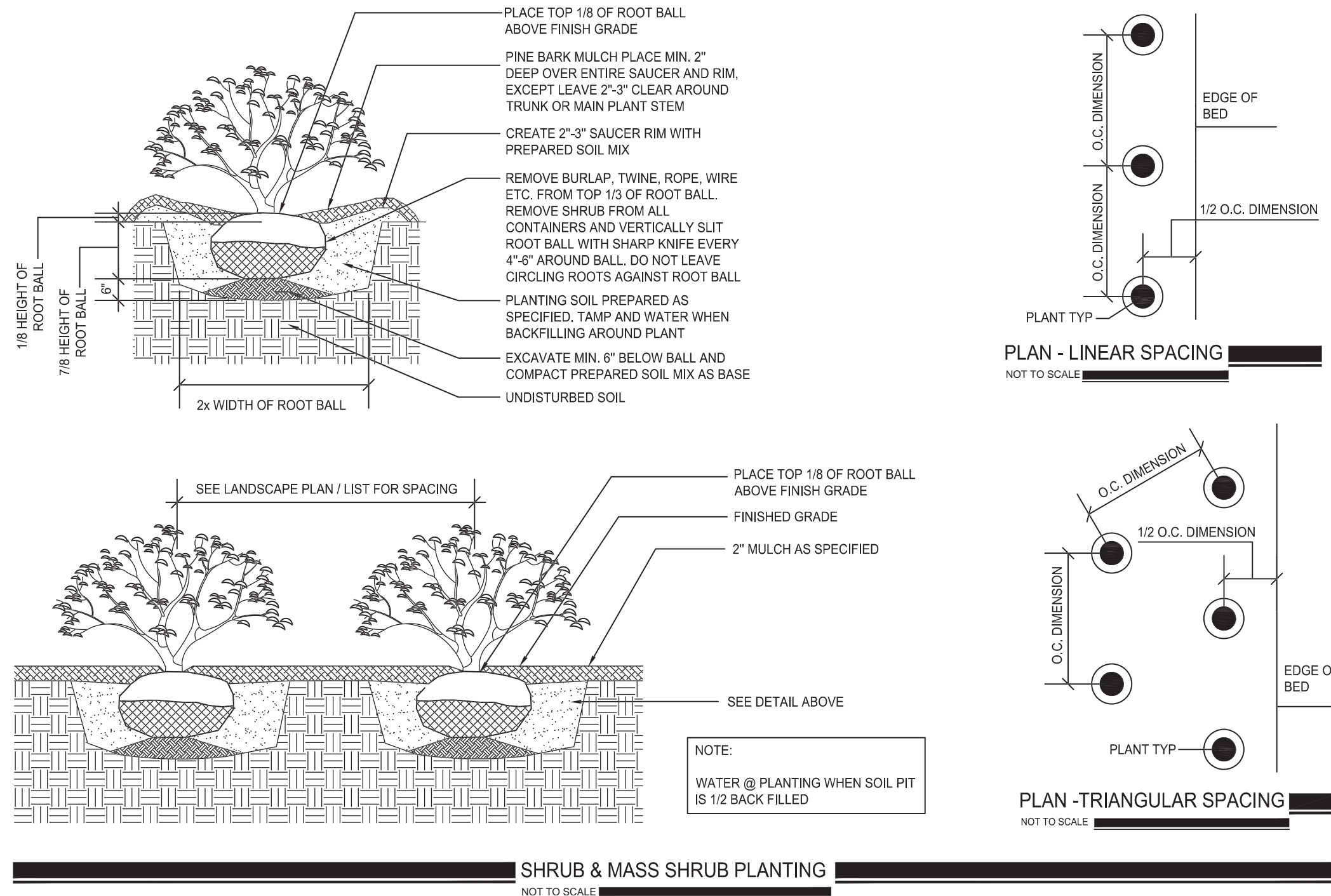
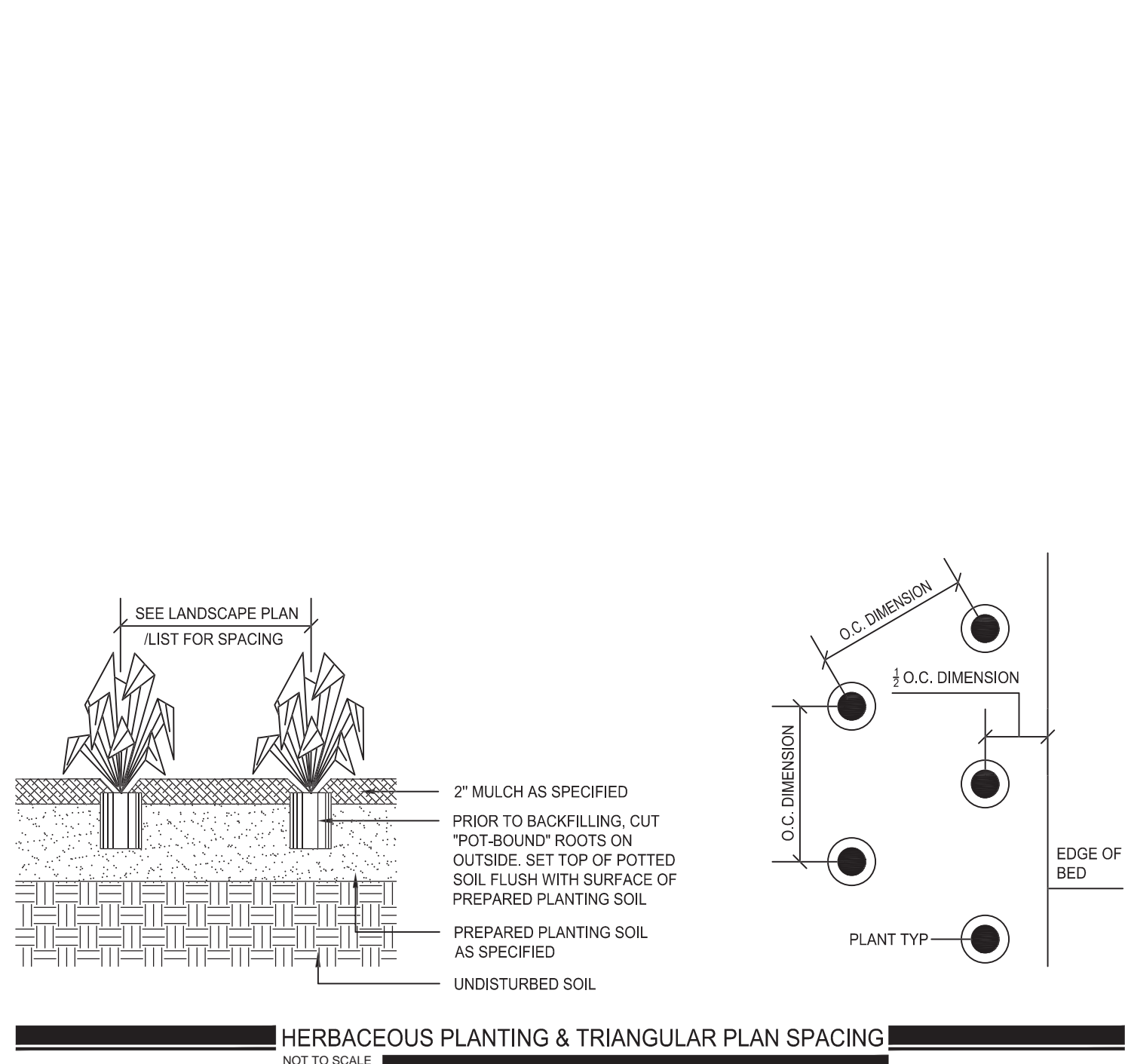
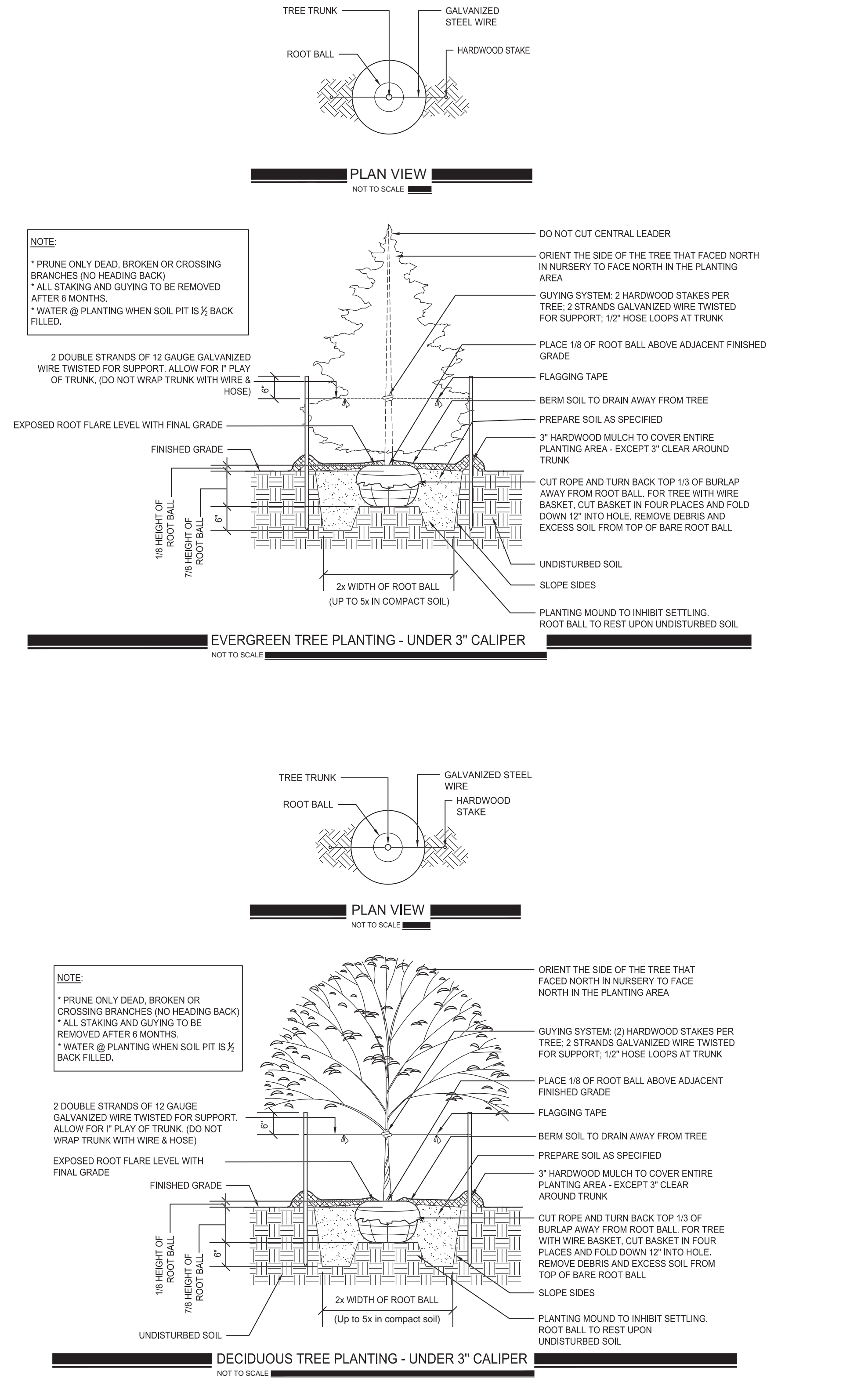


PLANTING NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE, INCLUDING SHRUBS AND GROUND COVER, AND SHALL MAINTAIN AREA IN A WEED AND DEBRIS FREE CONDITION, THROUGHOUT THE ONE YEAR GUARANTEE PERIOD.
- CONTRACTOR SHALL LAY OUT AND CLEARLY STAKE ALL PROPOSED IMPROVEMENTS INCLUDED ON THIS PLAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS UTILITY PRIOR TO BEGINNING CONSTRUCTION FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM SEWER/WATER CONNECTIONS. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES.
- QUANTITIES AS SHOWN ON THE PLAN SHALL GOVERN OVER PLANT LIST QUANTITIES. CONTRACTOR TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. LANDSCAPE ARCHITECT SHALL BE ALERTED BY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION. UNIT PRICES FOR ALL MATERIAL SHALL BE SUPPLIED TO THE OWNER AT BIDDING TIME.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. OWNER SHALL RECEIVE TAG FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY AMERICANHORT. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR SOIL TESTING AND PREPARATION AS OUTLINED IN THE CURRENT EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES OF THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA (LCA). PREPARATION SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE ADDITION OF SOIL AMENDMENTS, FERTILIZERS AND SUPPLEMENTAL TOPSOIL AS INDICATED BY TESTINGS; AND SUBGRADE, FINAL GRADE AND FINISH GRADE SOIL PREPARATION.
- WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDGED. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, FREE OF DISEASE, INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS UNLESS OTHERWISE NOTED. TREES LOCATED WITHIN FOUR FEET OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
- NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS.
- TREES SHALL BE LOCATED A MINIMUM OF 3 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR HVAC UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1-FOOT AIRSPACE BETWEEN UNIT AND PLANTS.
- CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
- TREE STAKING AND GUYING SHALL BE DONE PER DETAILS. CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
- ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS.
- MULCH IS TO BE DOUBLE SHREDDED HARDWOOD BARK FOR TREES AND SHRUBS.
- CROWN OF ROOT FLARE SHALL BE 1/2" - 3" HIGHER (AFTER SETTLING) THAN ADJACENT SOIL.
- TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-HALF ON ALL B&B PLANT MATERIAL.
- SHRUBS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS WHERE MASSING IS INDICATED.
- SHADE TREES: HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT FLARE TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- ALL SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER AND THE CITY OF GAITHERSBURG. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR.
- ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY (ESPECIALLY AT ALL CURBS, GUTTERS AND SIDEWALKS) DAILY DURING INSTALLATION.
- DEAD PLANTS ARE TO BE REMOVED FROM THE JOB BY THE CONTRACTOR ON A MONTHLY BASIS. CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDRO-SEED, STRAW MULCH, AND TACK ALL LAWN AREAS DISTURBED AS THE RESULT OF THIS WORK.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S). CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASON.
- THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE FROM THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION MD-DC-VA (LCA), CURRENT EDITION, UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE MATERIALS AROUND THE CONDENSERS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
- FOR INFORMATION REGARDING APPROPRIATE PLANTING PERIODS FOR DIFFERENT SPECIES, SEE THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES FROM THE LANDSCAPE CONTRACTORS ASSOCIATION OF MD-DC-VA PART 1-EXTERIOR LANDSCAPE INSTALLATION, SECTION 1.12 (A-G) WWW.LCAMDDCVA.ORG.

LANDSCAPE PLANT LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING
SHADE TREES							
FGR	11	Fagus grandifolia	American Beech	2 1/2' - 3' cal.		B&B	AS SHOWN
BNH	2	Betula nigra 'Heritage'	Heritage River Birch		8-10' ht.	B&B	AS SHOWN
CCA	4	Carpinus caroliniana	American Hornbeam	2 1/2' - 3' cal.		B&B	AS SHOWN
COC	10	Celtis occidentalis	Common Hackberry	2 1/2' - 3' cal.		B&B	AS SHOWN
QFA	17	Quercus falcata	Southern Red Oak	2 1/2' - 3' cal.		B&B	AS SHOWN
ORNAMENTAL & EVERGREEN TREES							
ALS	3	Amelanchier laevis 'Snowcloud'	Allegheny Serviceberry		7-8' ht.	B&B	AS SHOWN
CCN	4	Cercis canadensis	Eastern Redbud		8-10' ht.	B&B	AS SHOWN
CCR	1	Cercis canadensis 'JN2'	The Rising Sun Eastern Redbud		4-5'	B&B	AS SHOWN
CFL	3	Cornus florida	Flowering Dogwood		6-7' ht.	B&B	AS SHOWN
IOP	15	Ilex opaca	American Holly		7-8' ht.	B&B	AS SHOWN
JVC	5	Juniperus virginiana 'Corcorcor'	Emerald Sentinel Eastern Redcedar		7-8' ht.	B&B	AS SHOWN
PPU	8	Picea pungens	Colorado Spruce		7-8' ht.	B&B	AS SHOWN
DECIDUOUS AND EVERGREEN SHRUBS							
CAY	14	Clethra alnifolia 'Crystallina'	Sugarina Summersweet		18-24"	#3 Cont.	30" o.c.
DPI	21	Distylium 'PIDIST-I'	Emerald Heights Evergreen Distylium		24-30"	#3 Cont.	60" o.c.
HQP	10	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea		24-30"	#3 Cont.	4' o.c.
HKB	10	Hypericum kalmianum 'Blue & Gold'	Blue & Gold St. John's Wort		18-24"	#3 Cont.	3' o.c.
IGT	23	Ilex glabra 'Strongbox'	Strongbox Inkberry		18-24"	#3 Cont.	3' o.c.
KLO	10	Kalmia latifolia 'Olympic Fire'	Olympic Fire Mountain Laurel		30-36"	#3 Cont.	60" o.c.
PLC	9	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill Cherry Laurel		24-30"	#3 Cont.	4' o.c.
VDP	12	Viburnum dentatum 'Patzam'	Pathfinder Viburnum		24-30"	#3 Cont.	60" o.c.
HERBACEOUS PERENNIALS							
CPE	165	Carex pensylvanica	Pennsylvania Sedge			#1 Cont.	12" o.c.
CVC	95	Coreopsis verticillata 'Creme Brulee'	Creme Brulee Whorled Tickseed			#1 Cont.	12" o.c.
HSD	130	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily			#1 Cont.	12" o.c.
IVE	90	Iris versicolor	Blue Flag Iris			#1 Cont.	12" o.c.
LAT	175	Lavandula angustifolia 'Thumbelina Leigh'	Thumbelina Leigh English Lavender			#1 Cont.	12" o.c.
PVC	16	Panicum virgatum 'Cheyenne Shy'	Cheyenne Sky Switchgrass			#1 Cont.	24" o.c.
SSP	12	Schizachyrium scoparium 'Prairie Munchkin'	Prairie Munchkin Little Bluestem			#1 Cont.	12" o.c.
SHT	28	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed			11 Cont.	18" o.c.

Note: Plant counts are provided for the convenience of the contractor. The plan dominates on any discrepancies between the table and the plan. Contractor is responsible for verifying the counts and bringing any discrepancies to the attention of the landscape architect and client before proceeding.



CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20878
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON: November 6, 2020
APPLICATION NO. SP-8653-2020 WAS GRANTED
FINAL SITE PLAN APPROVAL
WITH THESE (3) CONDITIONS: SEE PLAN LETTER
DATE: 1/6/2021 BY: *James Cole*
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS
FINAL APPROVAL
APPLICATION NO. SP-8653-2020
DATE: January 6, 2021
BY: *William P. Rogers*

ARCHITECT



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MONTGOMERY VILLAGE, MD 20886
301-670-0840 (P)

**STRUCTURAL
COMPREHENSIVE
STRUCTURAL SOLUTIONS**
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MONTGOMERY VILLAGE, MD 20886
240-200-5599 (P)

**MECH/ELECTRICAL/PLUMBING
JAMES POSEY ASSOCIATES**

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BALTIMORE, MD 21117
410-265-6100 (P)

KITCHEN

**NYIKOS-GARCIA
FOODSERVICE DESIGN, INC**
18219-A FLOWER HILL WAY
GAITHERSBURG, MD 20879
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SUSTAINABILITY

DOO CONSULTING, LLC

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BALTIMORE, MD 21204
443-683-3792 (P)

**CONSTRUCTION MANAGER
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700 KING FARM BLVD, SUITE 200
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301-795-3100 (P)



PROFESSIONAL SEAL:

Professional Certification

I hereby certify that these documents were prepared or approved for me, and that I am a duly licensed Professional Landscape Architect under the Laws of the State of Maryland, Lic. No. 615
Exp. Date: 09/10/2021

PRINTS ISSUED

NO.	DESCRIPTION:	DATE:
1	BID DOCUMENTS	10/21/2020
2	ADDENDUM #2	11/25/2020
3	ADDENDUM #3	12/01/2020
4	ADDENDUM #4	12/03/2020
5		

TAX MAP FT62 WSSC 224NW99

PLAT 12762

9TH ELECTION DISTRICT
CITY OF GAITHERSBURG, MD

**GAITHERSBURG
CLUSTER
ELEMENTARY
SCHOOL #8**

**MONTGOMERY
COUNTY PUBLIC
SCHOOLS**

SHEET TITLE:
**LANDSCAPE PLAN
NOTES & DETAILS**

PROJECT NO:

19007

DATE:

12/04/2020

SCALE:

1"=30'

SHEET NO:



L2.03